

LAND FOR SALE

# 2 ACRE SITE

2705 N HWY 94  
St. Charles, MO 63301



## PROPERTY FEATURES

- + Highly visible 2 acre site (opportunity to assemble up to 8.24 acres)
- + Excellent development opportunity, ideal for retail, office/warehouse, office, medical, institutional, etc.
- + Traffic count: 14,275 vehicles per day
- + Hwy. 94 frontage: 210 feet
- + Level site

**SALE PRICE: \$625,000 (\$7.00 PSF)**



## CONTACT INFO

### MARK MCNULTY

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### CBRE

190 Carondelet Plaza  
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[www.cbre.us/stlouis](http://www.cbre.us/stlouis)

**CBRE**

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## LOCATION MAP



## PROPERTY DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2018 Est. Population	4,520	40,458	87,169
2018 Avg. Household Income	\$70,667	\$75,906	77,609
2018 Avg. Home Value	\$190,379	\$201,041	\$200,890



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